Saint Paul Planning Commission City Hall Conference Center 15 Kellogg Boulevard West

Minutes February 13, 2009

A meeting of the Planning Commission of the City of Saint Paul was held Friday, February 13, 2009, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Mmes. Donnelly-Cohen, Faricy, Lu, Morton; Smitten, Wencl; and

Present: Messrs. Alton, Gordon, Johnson, Kramer, Margulies, Nelson, Spaulding, and

Ward.

Commissioners

Absent:

Ms. *Porter, and Messrs. *Barrera, *Bellus, *Commers, *Goodlow.

*Excused

Also Present: Larry Soderholm, Planning Administrator; Donna Drummond, Patricia James,

Penelope Simison, Merritt Clapp-Smith, and Sonja Butler, Department of

Planning and Economic Development staff.

I. Approval of minutes January 30, 2009.

MOTION: Commissioner Lu moved approval of the minutes of January 30, 2009. Commissioner Donnelly-Cohen seconded the motion. The motion carried unanimously on a voice vote.

II. Chair's Announcements

Chair Alton announced that the City Council has approved the appointment of two new Planning Commission members, Terri Thao and Anthony Schertler, and the reappointment of Jon Commers, Gaius Nelson and Kristina Smitten.

III. Planning Administrator's Announcements

Larry Soderholm reported on planning-related business at the City Council for last week and their agenda for next week. He announced that he is retiring at the end of this month and Donna Drummond will be replacing him as Interim Planning Administrator until a permanent decision is made. He also said Sarah Zorn of the planning staff delivered a baby boy on Wednesday February 11, 2009; mother and baby are doing well.

IV. PUBLIC HEARING: <u>Asphalt and Concrete Zoning Study</u> – Item from the Comprehensive Planning Committee. (*Penelope Simison*, 651/266-6554)

Chair Alton announced that the Saint Paul Planning Commission is holding a public hearing on the Asphalt and Concrete Zoning Study. Notice of the public hearing was published in the Legal Ledger on February 5, 2009, and was mailed to the citywide Early Notification System list and

other interested parties.

Penelope Simison, PED staff, said the study was initiated to analyze concrete and asphalt manufacturing--their similarities and differences—and how they should be addressed in the Zoning Code. The key difference between asphalt and concrete manufacturing is the very high temperatures used to produce asphalt cement, cement, and asphalt; high temperatures are not used to process concrete. The study focuses on the impact of each of these products on nearby properties, especially residential properties.

Recommendations in the study would move asphalt, asphalt cement and cement to a new code section and would make these three products conditional uses in I2 and I3 zones, with the existing condition that requires outdoor processing uses to be located 300 feet from any residential property. Concrete would remain as a general industrial use permitted in I2.

Commissioner Wencl inquired whether the 300-foot condition is a sufficient distance for carbon monoxide and other emissions.

Ms. Simison said she used the distance in the state PCA code; PCA also enforces federal regulations for these products and the 300-foot separation from residential property is part of those regulations.

Chair Alton asked which of these processes are currently being done in the city of Saint Paul.

Ms. Simison said Cemstone has three sites in the city and the company is in the process of consolidating its operations into two sites, one at Randolph and Shepard Road and another by the barge terminal along the Mississippi River. The third site, on East Minnehaha, is on the market. There is another concrete plant on Energy Park Drive near Raymond Ave. There are no Portland cement manufacturing plants in the state, and there are no privately owned asphalt plants in the city. The City owns a hot mix asphalt plant; it does not manufacture asphalt cement.

Commissioner Gordon said under the current zoning code, section 65.612(a), the 300-foot separation requirement is from "one, two and multiple family dwellings;" whereas in the revised 65.822(a), the 300-foot separation is from "residential property." He suggested the Comprehensive Planning Committee consider if there should be consistency between the two sections.

Commissioner Ward suggested that section 65.822 should address the noise pollution issues that come from rock crushing facilities located in the city.

Chair Alton read the rules of procedure for the public hearing.

No one spoke and no additional written testimony was given at the meeting.

MOTION: Commissioner Donnelly-Cohen moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Friday, February 13, 2009, and to refer the matter back to the Comprehensive Planning Committee for review and recommendation. Commissioner Ward seconded the motion. The motion carried unanimously on a voice vote.

V. Zoning Committee

NO BUSINESS

Commissioner Morton announced the next Zoning Committee meeting will be on February 19, 2009.

VI. Comprehensive Planning Committee

No Report

VII. Neighborhood and Current Planning Committee

Chair Wencl announced the next meeting will be on February 18, 2009.

<u>Ford Site</u>: Update on "Green Team" and Green Manufacturing Reuse Study. (*Merritt Clapp-Smith*, 651/266-6547)

Ms. Clapp-Smith began her presentation by giving some good news, which came in the form of two grants that had been approved last summer before the economy took a turn for the worse. She said that she is grateful to be moving forward on this work with these grants, both from the State of Minnesota. Ms. Clapp-Smith distributed a sheet describing the studies, which are related to ongoing Ford study work. She said that the plant closure has been delayed until 2011, which has slowed down a lot of the planning activities, but has allowed more research into items that were identified as priorities by the Task Force, community members, and politicians. She talked about the first study, the Ford Site Sustainable Redevelopment Green Team study, saying this was made possible by a \$45,000 grant from MPCA. The purpose of this study is to evaluate the opportunities to redevelop the site as sustainably as possible. The study using a group of experts in the field of sustainable design, energy, buildings and storm water to work with city staff to examine different green design tools that make sense for the site. The group will conclude their work with a roadmap for sustainable redevelopment of the site to inform and guide future policy makers and developers. The study will be complete in summer of 2009.

Then Ms. Clapp-Smith talked about the second study, the Ford Site Green Manufacturing Reuse Study, which is made possible by a \$100,000 grant directed by the Minnesota Legislature to the City of Saint Paul, through the Department of Commerce, Office of Energy Security. This study is just beginning; the City has hired a highly qualified consultant team to conduct the study. The goal of this study is to look at specific green industry subsectors and figure out if they would potentially fit at the site. The five industry subsectors are: HVAC control systems, sensors and monitoring systems, bio fuel manufacturing components, electric/hybrid vehicles or components and wind power components. These industry sectors were previously identified as having strong growth potential in the Twin Cites region or as a desired use at the Ford site.

Commissioner Gordon questioned why the studies were being done separately instead of as one and said that there needs to be a high degree of coordination between the two. He was curious as to why solar, water or hydro, and others were left out when the five sectors were identified.

Ms. Clapp-Smith said that solar was left out because the manufacturing of solar components has a low job density per acre. She said that the site had 2,000 jobs at its peak, and some people think that should be the goal for what is returned to the site. Finding green manufacturing industries with higher job densities was a priority for the study. In answer the first question, she said that both teams know that they are working concurrently and there are a number of cross over staff from the City and Ford. After wrapping up their work, the information from each study could be brought together to examine an eco-industrial concept for the site.

Commissioner Spaulding asked if either of the teams had discussed the tradeoffs of reusing the site for industry versus potential residential or commercial, or the impacts of retaining or removing the existing industrial buildings in relation to the site's river bluff location. Ms. Clapp-Smith said that one of the things that the State wants done is to evaluate the buildings for potential manufacturing reuse. She said that many people think building reuse is unlikely to make sense, but there is also some sentiment that the assembly plant should stay, as it is a nice early-model, large manufacturing building. Others think that the building creates a large barrier between the river and the neighborhood, and removing it to reconnect the neighborhood to the river is a more important goal. The study groups are looking at all options.

Chair Alton asked about the role of the Ford Site Planning Task Force in the studies. Ms. Clapp-Smith replied that both studies are intended as professional and objective evaluations that will result in information and recommendations to be provided to the City, the Task Force, and policy makers to inform their decision-making about the site.

VIII. Communications Committee

No report

IX. Task Force Reports

No report

X. Planning Work Program 2009 – Discussion of opportunities and goals for planning and for the work of the Planning Commission's committees. (*Larry Soderholm*, 651/266-6575)

Larry Soderholm distributed a Planning Commission work program with a list of planning projects that are likely to be assigned to each of the standing committees during 2009, and related work that is being done just by the staff. Starting with everything that is related to the Comprehensive Planning Committee, there is an imbalance between the heavy number of projects being done by the staff and the short list of items that would go through the committee. Then when we look at the Neighborhood Planning Committee, there is a very long list of work for the committee itself. For the Zoning Committee, Mr. Soderholm listed some projects for them that in other years might have been assigned to the Neighborhood Planning Committee. He did this because the number of zoning applications will probably continue to be lower than average and the Neighborhood Committee already has such a long list. There will continue to be a lot of Central Corridor work, which is shown as divided between the Comprehensive Planning Committee for system-wide issues and the Neighborhood Planning Committee for station area land use types of issues. From the list of projects, we can expect the Planning Commission to be very busy during 2009. The lists should be discussed by the Steering Committee next.

Donna Drummond added that, given the City's budget problems and staff reductions, the Commission and staff will need to be more rigorous in setting priorities for planning work in 2009. She said the staff held a discussion and suggested criteria for deciding priorities. Some key criteria are given at the end of Mr. Soderholm's hand-out.

XI	Old Business	
	None	
XII.	New Business	
	None	
XIII.	Adjournment	
	Meeting adjourned at 10:01 a.m.	
Sonja l Planni	led and prepared by Butler, Planning Commission Secretary ng and Economic Development Department, f Saint Paul	
Respectfully submitted,		Approved
		(Date)
T	Codewholm AICD	Marilara Dantan
Larry Soderholm, AICP Planning Administrator		Marilyn Porter Secretary of the Planning Commission
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